



FOR SALE

WHY PAY RENT WHEN YOU CAN OWN!!!

There's never been a better time to buy! Fully renovated two bedroom apartment in a fabulous location! This spacious 2 bedroom apartment offers stunning water views from balcony & kitchen windows & is located in the popular complex, Tranby on Swan. Perfect for an investor with strong rental return, great for the first home buyer or downsizers alike.

FEATURES:

- Stunning kitchen with lovely views through big windows, fully renovated with lots of cupboard & draw space with generous bench tops for food prep.
- Light & bright, open plan living & dining with large sliding door to your own private balcony which overlooks lovely mature trees & lake
- Queen size master bedroom with WIR
- 2nd bedroom double – would make a great home office
- Gorgeous Moroccan inspired renovated bathroom with double sink vanity & huge shower!
- Laundry is located as part of the bathroom & is very spacious indeed!
- Separate toilet
- Reverse cycle airconditioning
- Security front screen door
- Allocated car bay undercover – lots of visitor parking as well

Rental Appraisal \$350 - \$370 p/w

Council Rates - \$1,537.53 approx

Water Rates - \$828.91 approx

Strata Admin & Administrative Fund Fees - \$845.30 p/q

Price Guide - will suit buyers from \$299,000

LIFESTYLE:

You'll love living in lush surroundings with easy access to the Swan River, Cycle paths, local cafes, yummy Noogos Café, Maylands golf course and transport. Perfectly located close to the CBD and Perth Airports. This one has it all!

This property is vacant, ready to move in or lease out - Contact Agent to view

2 BED | 1 BATH | 1 CAR

PRICE:

NEW PRICE \$285,000 Motivated Sellers!

OPEN FOR INSPECTION:

N/A



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